

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: OCTOBER 4, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-15420 - APPLICANT: RAMZI SULIMAN – OWNER:  
3140 VALLEY VIEW, LLC

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*THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 6, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCIL.*

**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. Conformance to the Conditions of Approval of Special Use Permit (SUP-7359).
2. All City Code requirements and design standards of all City departments must be satisfied.

**\*\* STAFF REPORT \*\***

**APPLICATION REQUEST**

This is a required six month review of an approved Special Use Permit (SUP-7359) that allowed a liquor establishment (Beer/Wine/Cooler, Off-Sale) for an existing market at 3140 South Valley View Boulevard, Suites #3, #4 and #5.

**EXECUTIVE SUMMARY**

This is the first review of the subject liquor establishment (Beer/Wine/Cooler, Off-Sale) that was originally approved by the City Council on 09/07/05. A business license was issued on 06/29/06 for Suites #3, #4 and #5. Code Enforcement also indicates that there are no issues with the subject site. The applicant has complied with the previous conditions of approval. Therefore, staff can support the subject Required Review and recommends approval of the subject application.

**BACKGROUND INFORMATION**

***A) Related Actions***

09/07/05      The City Council approved a Special Use Permit (SUP-7359) for a liquor establishment (Beer/Wine/Cooler, Off-Sale) at 3140 South Valley View Boulevard, Suites #3, #4 and #5. The Planning Commission and staff recommended approval on 08/11/05.

***B) Pre-Application Meeting***

A pre-application meeting is not required for this application.

***C) Neighborhood Meetings***

A neighborhood meeting is not required for this application, nor was one held.

***D) Business License History***

A business license was issued for (Beer/Wine/Cooler, Off-Sale) on 06/29/06 for Suites #3, 4 and 5. Also, no similar businesses are owned by the applicant Ramzi Suliman within the City.

***E) Code Enforcement History***

There are no Code Enforcement actions on the subject site.

## **ANALYSIS**

### ***A) General Analysis and Discussion***

- Zoning

The subject property is currently zoned C-1 (Limited Commercial). Liquor Establishments of the type proposed are allowed in a C-1 district with the approval of a Special Use Permit.

- Use

The proposed Liquor Establishment (Beer/Wine/Cooler, Off-Sale) is consistent with surrounding land uses and current zoning requirements.

### ***B) Conditions of Approval from Special Use Permit (SUP-7359)***

1. This Special Use Permit shall be reviewed in six months.
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (On-Sale/Off-Sale/On-Off-Sale).
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. Prior to approval of a liquor license, the current business licenses for the existing businesses located in Suites #3 and #4 must be surrendered.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied.
8. No single bottle sales shall be allowed. All alcohol sales shall be in their original packages.

## **FINDINGS**

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The existing use is compatible with surrounding land uses and will act as an appropriate supporting facility based on the future General Plan designation for the area.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The existing shopping center facility is able to accommodate the existing use.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

Currently, the commercial center that houses the liquor establishment is adequately served by existing street and highway facilities.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of the requested Special Use permit will, in no way, compromise the public health, safety, and welfare or the overall objectives of the General Plan.

#### **NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

9

#### **ASSEMBLY DISTRICT**

10

#### **SENATE DISTRICT**

7

#### **NOTICES MAILED**

560 by Planning Department

#### **APPROVALS**

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#### **PROTESTS**

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